

## Bryntirion Avenue, Prestatyn, Denbighshire LL19 9PB

£430,000 Page 4 2 2 2 2









An immaculate detached house located within upper Prestatyn offering spacious accommodation over three floors, having four bedrooms, large modern kitchen, sun room, two bathrooms and a utility room. It stands in attractive well stocked gardens to the front, side and rear which are a particular feature to the property. It is well presented throughout and viewing is highly recommended.

Directions - From the Prestatyn office turn left onto Meliden Road and continue across at the roundabout, bear left onto Bryntirion Drive and take the second left onto Bryntirion Avenue and the property is on the right.

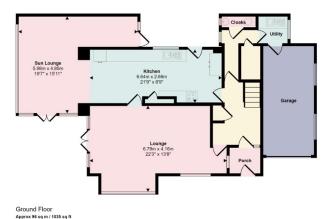


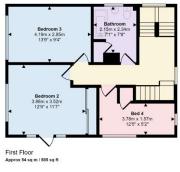
## **Key Features**

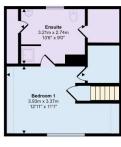
- UPPER PRESTATYN
- TWO BATHROOMS
- ATTRACTIVE GARDENS
- WELL PRESENTED THROUGHOUT
- EPC D

- FOUR BEDROOMS
- LARGE KITCHEN/SUN ROOM
- PARKING & GARAGE
- FREEHOLD
- · COUNCIL TAX BAND F

Approx Gross Internal Area 185 sq m / 1997 sq ft







Second Floor Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximand no responsibility is taken for any error, omission or mis-statement, loons of items such as bathroom suites are representations only